FINDINGS OF FACT AND CONCLUSIONS OF LAW

* * * * * * * * * *

The Petitioners herein request a variance from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a front yard setback to the street centerline of 27 ft., in lieu of the required 75 ft., and a side yard setback of 45 ft., in lieu of the required 50 ft.; and a variance from Section 400.1 of the B.C.Z.R. to allow an accessory structure to be located in the side yard in lieu of the required rear yard and for the accessory structure to have a 1 ft. setback in lieu of the required 2-1/2 ft., as more particularly described on Petitioners' Exhibit

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of

PETITION FOR RESIDENTIAL VARIANCE

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in

the description and plat attached hereto and made a part hereof, petition for a Variance from Section

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reason:

I, or we, agree to pay expenses of the above Variance posting and, if necessary, advertising, upon filing

this Petition.

Legal Owner(s):

In need of more living space. To create and enclose a screened in porch area,

of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of

1A04.3.C, 400.1 To allow a front setback to the street centerline of 27 ft. and a

side yard setback of 45 ft. in lieu of the mjaimum required 75°ft. and 50 ft. respectively; and to allow an accessory structure to be located in the

side yard with a 1 ft. setback in lieu of the required rear yard and 2 1/2

where none exists. Garage has existed as is for many many years.

Property is to be advertised and/or posted as prescribed by Zoning Regulations.

Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

(indicate hardship or practical difficulty)

Contract Purchaser:

the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship

the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variances should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore

IT IS FURTHER ORDERED that a variance from Section 400.1 of the B.C.Z.R. to allow an accessory structure (garage) to be located in the side yard in lieu of the required rear yard and for the accessory structure to have a 1 ft. setback in lieu of the required 2-1/2 ft., in accordance with Petitioners' Exhibit No. 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to

> permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

upon the Petitioners.

Pursuant to the posting of the property and the provisions of both

County this 9 day of January, 1992 that the Petition for a Zoning Variance from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a front yard setback to the street centerline of 27 ft., in lieu of the required 75 ft., and a side yard setback of 45 ft., in lieu of the required 50 ft. for an addition, be and is hereby GRANTED;

the relief granted herein:

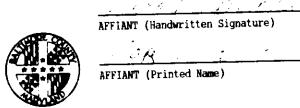
The Petitioners may apply for their building

IN SUPPORT OF RESIDENTIAL ZONING VARIANCE

The undersigned hereby affirms under the penalties of perjury to the Zoning Commission	net of
Baltimore County, as follows:	

That the Affiant(s) doe	s/do presently re	side at			·.
•	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1				
	(Addre	ess)			
That based upon persona	il knowledge, the	following are	the facts upor	n which I/we base the	request

reposting and advertising fee and may be required to provide additional information.



I HEREBY CERTIFY, this 19 day of Archine 1997, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

ORIGERED by the Zoning Commissioner of Baltimore County, this 300 day of 1821, 1991, that the subject metter of this petition be posted on the property on or before the day of TreC, 19 9/.

ZONING COMMISSIONER OF BALTIMORE COUNTY

Name, address and phone number of legal owner, contract

purchaser or representative to be contacted.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal

owner(s) of the property which is the subject of

IT IS FURTHER DRDERED by the Zoning Commissioner of Baltimore County, this ______ day of ______, 19___, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that the property be reposted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County.

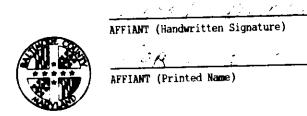
ZONING COMMISSIONER OF BALTIMUNE COUNTY

That the information herein given is/are competent to testify thereto in	is within the event	the tha	personal t a publi	knowledge c hearing	e of is:	the Affi scheduled	ant(s) Lin the	and Affia future w	nt(s) rith
regard thereto.									

That the	Affiant(s) does/do present	ly reside at			
	MARKETA		<u> </u>	1-1	
		(Address)			
That has	sed upon personal knowledge,	the following	ng are the	facts upon	which I/we base the re-
for a Resider	itial Zoning Variance at the	above addres	s: (indic	ate hardship	p or practical difficul

That Affiant(s) acknowledge(s) that if protest is filed, Affiant(s) will be required to pay a

AFE/ANT (Handwritten Signature)



the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made

AS WITNESS my hand and Notarial Seal.

Ver. 17.51

My Commission Expires:

2. The Petitioners shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no

> LAWRENCE E. SCHMIDT Zoning Commissioner

kitchen or bathroom facilities.

Zoning Description

Beginning of a point on the west side

of Hereford Rd. Ispt. wide, at the dis-

thence funning south 125 ft. thence west 145 ft.

south east 60 ft. to the point of beginning. Also

Known as 16734 Hereford Rd and located in

the 3 RD Election District of Baltimore County-

CERTIFICATE OF POSTING

Petitioner: To me Et Son h B Bringle

Location of property: W/S 12 Fer & Re. 700' S/ Missle Hors Thom

Location of Signer Facinity Land French VI Wysens 1 12 vo. 1444

Con profus 19 of 11 like a con

16734 Garater & Rd

ZONING DEPARTMENT OF BALTIMORE COUNTY 47 132 A

-tance 700 ft. South of Maple hurst Lone

thence north 155 ft. thence cast 120ft. thence

for Baltimore County

LES/mmn

(410) 887-4386

January 9, 1992

Very truly yours,

2 22 Foldle

Lawrence E. Schmidt

Zoning Commissioner

County Office Building
111 West Chesapeake Avenue
Towson, Muryland 21204 Residential (Administrative) Variance Filing Fee

Jumes E. Pringle Sigh 16734 Hereford Rd. (21111)

Baltimore County Government Zoning Commissioner Office of Planning and Zoning

Enclosed please find the decision rendered in the above captioned

be advised that any party may file an appeal within thirty (30) days of the

additional information concerning filing an appeal, please feel free to

In the event the decision rendered is unfavorable to any party, please

case. The Petition for Residential Variance has been granted, in

date of the Order to the County Board of Appeals. If you require

Suite 113 Courthouse

Towson, MD 21204

400 Washington Avenue

Mr. and Mrs. James E. Pringle

Case No. 92-238-A

accordance with the attached Order.

contact our Appeals Clerk at 887-3391.

RE: Petition for Residential Zoning Variance

16734 Hereford Road

LES:mmn

Baltimore County

Zoning Commisioner

Monkton, Maryland 21111

Dear Mr. and Mrs. Pringle:

Please Make Checks Payette Tot Beltimore County \$60.00 BA 0012:39PM12-03-91

Baltimore County

Zoning Commission

County Office Building

111 West Chesapeake Aven
Towson, Maryland 21204 Zoning Commissioner
County Office Building
111 West Chesapeake Avenue

Carlot Carlot of antique carlot of

Please Make Checks Payable To: Baltimore County

Baltimore County Government Office of Zoning Administration and Development Management Office of Planning & Zoning

West Chesapeake Avenue wson, MD 2120+

Tecember 10, 1991

(410) 887-3353

Tymes M. and Sarah B. Pringle 16734 Herefor Road Monkton, Maryland 21111

Re: CASE NUMBER: 92-238-A LOCATION: W/S Hereford Road, 700'(+-) S of Maplehurst Lane 16734 Hereford Road 7th Election District - 3rd Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Any contact made with this office should reference the case number. This letter also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before December 22, 1991. The closing date is January 6, 1992. The closing date is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. At that time, an Order will issue. This Order may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in two local newspapers. Charges related to the reposting and advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$50.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon, Director DATE: December 17, 1991

In reference to the Petitioners' request, staff offers no

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the

Zoning Administration and Development Management

SUBJECT: Pringle Property, Item No. 249 Mackin Property, Item No. 251

Office of Planning at 887-3211.

PK/JL:rdn

ITEM249/TXTROZ

Pat Keller, Deputy Director

Office of Planning and Zoning

and Development Management Office of Planning & Zoning

Baltimore County Government Office of Zoning Administration

December 26, 1991

111 West Chesapeake Avenue Towson, MD 21204

(410) 887-3353

Mr. & Mrs. James E. Pringle 16734 Hereford Road Monkton, MD 21111

RE: Item No. 249, Case No. 92-238-A Petitioner: James E. Pringle, et ux Petition for Residential Variance

Dear Mr. Pringle:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with above referenced petition. The attached comments from each reviewing agency are not intended to assure that that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning peitions and are aimed at expediting the petition filing process with this office.

The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorns who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a review by Zoning personnell.

92-238-A 1-6-92 ADM.

PACTIM AZ PONTO, BARVIANO Tomografia de los Zolos Alexandos Alexandos Alexandos Alexandos Alexandos Alexandos Alexandos Alexandos Alexand

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prior to the hearing. In the event that the petition has not been filed correctly, there is always a possiblity will deny the petition due to errors or imcompleteness. 3) Attorneys and/or engineers who make appointments

to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the loss of filing fee.

> BUREAU OF TRAFFIC ENGINEERING DEPARTMENT OF PUBLIC WORKS

BALTIMORE COUNTY, MARYLAND

This office has no comments for item numbers 233, 245, 246, 247, 248,

Traffic Engineer II

Mr. Arnold Jablon, Director

and Development Management

Z.A.C. MEETING DATE: December 17, 1991

FROM: Rahee J. Famili

SUBJECT: Z.A.C. Comments

249, 250, 251, 252 and 253.

RJF/lvd

Office of Zoning Administration

DATE: January 7, 1992

Very truly yours,

JED: jw

Enclosures

Zoning Plans Advisory Committe Coments Date: December 26, 1991

> 2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All Petitions filed in this manner will be reviewed and commented on by Zoning personnel

that another hearing will be required or the Zoning Commissioner

Zoning Plans Advisory Committee

Baltimore County Government

Your petition has been received and accepted for filing

this 22nd day of December , 1991.

Office of Zoning Administration

and Development Management

Office of Planning & Zoning

111 West Chesapeake Avenue

Towson, MD 2120 i

ZONING PLANS ADVISORY COMMITTE

(410) 887-3353

Petitioner: James E. Pringle, et ux

Petitioner's Attorney:



700 East Joppa Road Suite 901 Towson, MD 21204-5500

(301) 887-4500

Arnold Jablon Director Zoning Administration and Development Management

RE: Property Owner: JAMES E. PRINGLE AND SARAH B. PRINGLE

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: Approved
Planning Group Fire Prevention Bureau Special Inspection Division

JP/KEK

42-238-A 1-6
Baltimore County Government
Bird Department

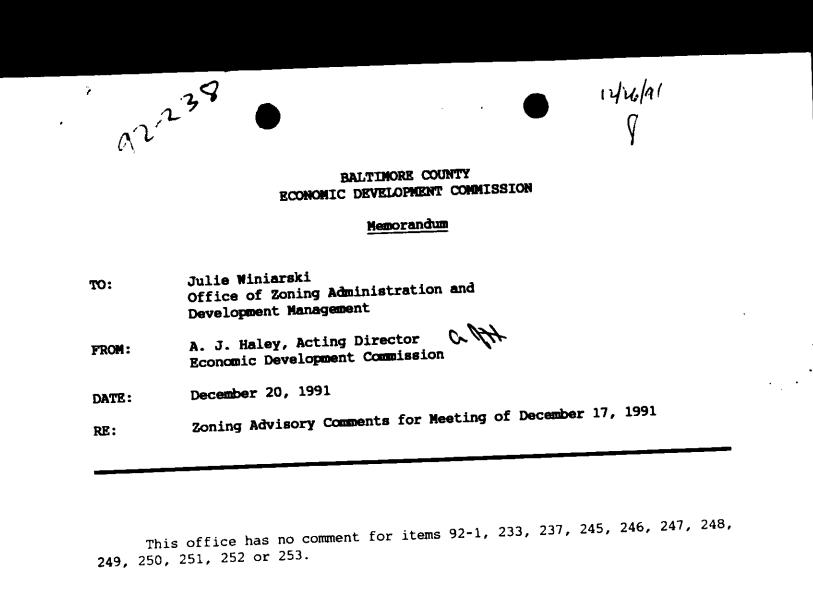
JANUARY 6, 1992

Baltimore County Office Building Towson, MD 21204

Location: #16734 HEREFORD ROAD

Item No.: 249 Zoning Agenda: DECEMBER 17, 1991

Noted and







Prior Driveway - 10' Wide Paved 30' Right-of-Way



Front of SFD & Swale



